

ABANDONMENT PROJECT NARRATIVE
511-PA-2006

This application is a request for the abandonment of a 25 foot public right-of-way easement along the north side of the subject property. The property is located at 11310 East Arabian Park Drive, east of the northeast corner of E. Arabian Park Drive and N. 112th Street. The public right-of-way was dedicated to the City for purposes of roadway maintenance and recorded in the Maricopa County records at Docket 14871, page 63.

The right-of-way is no longer necessary for ingress or egress because the area surrounding applicant's property has been fully developed and the vicinity is now surrounded by subdivisions, Arabian Park Manor I to the east, Rancho Santa Fe and Rancho Mirada to the west, Mirage Crossing Resort Casitas Condominiums to the north, and Parcel 1 at Stonegate to the east. Legal access to the property adjoining properties is provided by other existing public right-of-way. Given the developed of the surrounding neighborhood, the Gold Dust alignment is no longer part of the street system and therefore is no longer necessary.

This right-of-way easement does not provide access to any of the property owners because the neighboring properties all have direct access to existing paved streets in and out of the area. Approval of this request will not generate any additional traffic in the neighborhood and vehicular access will remain the same throughout the area with the abandonment. Thus, there will be no impact on access or neighborhood circulation patterns if the abandonment is approved. The right-of-way easement is antiquated and is no longer a necessity.

Cox Communications has no objection to the abandonment of the right-of-way easement (attached hereto is a copy of Cox Communications letter dated August 14, 2006). All other utility operators have been contacted (copy of letter to utility operators attached hereto) and an update will be provided to the City as soon as it is received from the remaining utility providers. Furthermore, the applicant is willing to reserve a 15 foot public utility easement and multi-use easement should the City require such an easement.

A copy depicting the location of the right-of-way easement to be abandoned is included with this application.

Map1

- Parcels
- Streets
 - Streets
- Easements
 - Abc Easement Text
 - Easements N
 - Easements S
 - Abc GLO Text
 - GLO
 - Abc NAOS Text
 - NAOS
- Miscellaneous
 - City Boundary

15' EQ. E. 12077/1326-7 &
11916/661-2

20' B.S.L.

20' B.S.L.

40' D. & F.C.E. 14719/1090-2

14719/1093-94

15791/404

ABN R/W 06/093985

E GOLD DUST AV

11310 E. Arabian Park Drive
APN 217-33-006G

D. & F.C.E.

14648/808-12

15546/397-400

DOMESTIC W.L.E.

D. & F.C.E.

14648/808-12

SCALE 1 : 1,217

100 0

100 200
FEET

300

17-AB-2006
8-17-06

N

